

Seattle Public Utilities

Thornton Creek Confluence at 35th Ave NE: Real Property Agreements

Seattle City Council

Seattle Public Utilities and Neighborhoods
Committee



November 25, 2014

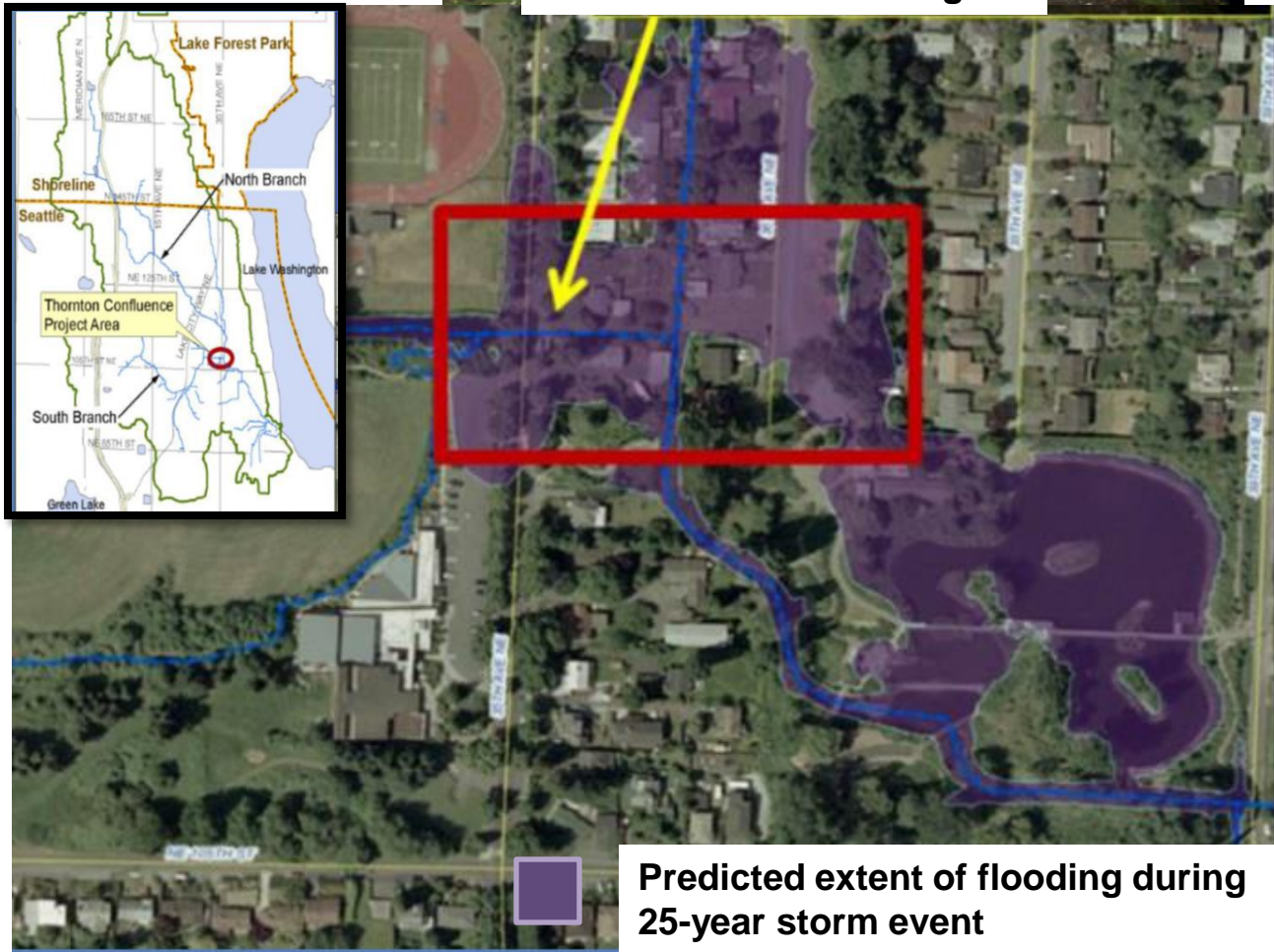
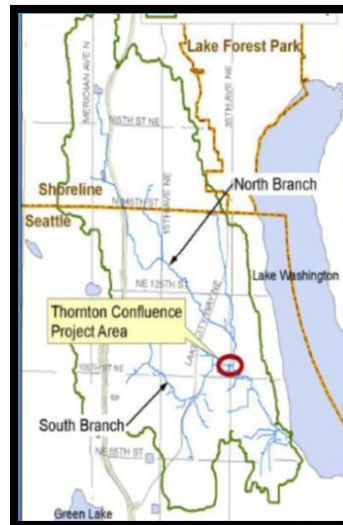
Thornton Creek Confluence

Project Goals

- Reduce flooding on 35th Ave. and surrounding properties
- Reduce peak flow velocities
- Increase flood storage
- Improve habitat quality
- Test innovative creek design



Area of chronic flooding



Predicted extent of flooding during 25-year storm event

Meeting Drainage Service Levels and Improving Habitat

Project Actions

- 4 houses and 2 acres of fill removed from floodplain
- Replaced undersized 6.5 ft. culvert with 32 ft. roadway bridge
- Re-aligned creek channel and re-vegetated floodplain and stream bank



Expected Outcomes

- Increased flood storage, reduced flood claims
- Increased flow capacity and improved fish passage
- Improved riparian and aquatic habitat

The proposed legislation authorizes:

- 1. SPU to relinquish a surplus easement**
- 2. SDOT to accept a permanent bridge maintenance easement from the Seattle School District (SSD)**
- 3. SPU to transfer partial jurisdiction of a portion of SPU property to SDOT for bridge maintenance**
- 4. SPU to enter into a Memorandum of Agreement with SSD for activities on school property**

Project Overview Confluence Area

**Replace 35th
culvert and shift
alignment to the
north**

**Plant
riparian
zone**

**Add wood
and boulder
structure to
stream**

35th Culvert

**Realign stream
channel and
excavate floodplain**

**Excavate
flood way
into pond**

Area related to this ordinance



Property Rights Relevant to Ordinance



Relinquishment of Surplus Easement

- **Private easement for old culvert @ 10706 35th Ave. NE**
- **Following culvert removal and creek re-alignment easement no longer needed**



Bridge Maintenance (west) - Permanent Easement from Seattle School District



- Allows City to acquire permanent easement from SSD
- Easement to be placed under SDOT jurisdiction
- Grants SDOT permanent access to SSD property for maintenance of bridge and footings

Bridge Maintenance (east) - Partial Transfer of Jurisdiction from SPU to SDOT



- SDOT responsible for on-going maintenance of bridge and footings
- SPU to transfer partial jurisdiction of area of a City-owned parcel (King Co. Parcel No. 2726049064) to SDOT for bridge footings and to enable on-going maintenance

Memorandum of Agreement with Seattle School District



Defines:

- **Monitoring and maintenance obligations** (thru year 5 post-construction)
- **Notification and approval process for site access for SPU and contractors**
- **Compensation to SSD**

Memorandum of Agreement with Seattle School District



Creek realignment on SSD property results in:

- loss of buildable land
- changes in land use and value

Compensation based on:

- Market rates
- Area affected by altered buffers

Restoration Photos



Restoration Photos



Summary – Thornton Confluence Real Property Agreements

The proposed legislation authorizes:

- 1. SPU to relinquish a surplus easement**
- 2. SDOT to accept a permanent bridge maintenance easement from the Seattle School District (SSD)**
- 3. SPU to transfer partial jurisdiction of a portion of SPU property to SDOT for bridge maintenance**
- 4. SPU to enter into a Memorandum of Agreement with SSD for activities on school property**